108.0	0002	0046.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	922,100 / 922,100
					USE VALUE:	922,100 / 922,100
					ASSESSED:	922,100 / 922,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
349		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC DONNELL TIMOTHY F
Owner 2:	MC DONNELL MARY ELLEN
Owner 3:	
Street 1:	349 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REITSHAMER STEFAN -
Owner 2:	REITSHAMER ELISE -
Street 1:	349 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,549 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1957, having primarily Wood Shingle Exterior and 3113 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8549.000	448,600		473,500	922,100
Total Card	0.196	448,600		473,500	922,100
Total Parcel	0.196	448,600		473,500	922,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 296.23 | /Parcel: 296.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69311
GIS Ref
GIS Ref
Insp Date 04/23/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0046.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	448,600	0	8,549.	473,500	922,100	922,100	Year End Roll	12/18/2019
2019	101	FV	338,800	0	8,549.	480,300	819,100	819,100	Year End Roll	1/3/2019
2018	101	FV	338,800	0	8,549.	358,500	697,300	697,300	Year End Roll	12/20/2017
2017	101	FV	338,800	0	8,549.	324,700	663,500	663,500	Year End Roll	1/3/2017
2016	101	FV	338,800	0	8,549.	311,200	650,000	650,000	Year End	1/4/2016
2015	101	FV	300,100	0	8,549.	263,800	563,900	563,900	Year End Roll	12/11/2014
2014	101	FV	202,100	0	8,549.	250,300	452,400	452,400	Year End Roll	12/16/2013
2013	101	FV	207,200	0	8,549.	238,100	445,300	445,300		12/13/2012

!8510!

PRINT

Date	Time
12/10/20	23:04:57

LAST REV

Date	Time
07/14/15	10:10:46

philc

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8510

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REITSHAMER STEF	38439-542		3/21/2003		395,000	No	No		
BOZZA MARIO	29690-2500		1/21/1999		247,500	No	No		A

USER DEFINED

Prior Id # 1:	69311
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2013	1329	Heat App	8,000	O				
7/2/2013	1005	Addition	160,000	C				
6/20/2013	890	Manual	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2014	Meas/Inspect	PC	PHIL C
2/27/2014	Info Fm Prmt	EMK	Ellen K
2/25/2014	Info Fm Prmt	EMK	Ellen K
7/11/2013	Info Fm Prmt	EMK	Ellen K
12/8/2008	Measured	336	PATRIOT
7/21/2003	MLS	MM	Mary M
6/19/2000	MLS		
11/29/1999	Mailer Sent		
10/26/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8549		Sq. Ft.	Site		0	70.	0.79	5									473,532						473,500	

Total AC/HA: 0.19626 | Total SF/SM: 8549 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 473,532 | Spl Credit | Total: 473,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07682920
Const Adj.:	0.99989998
Adj $ / SQ:	134.590
Other Features:	107591
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	551116
Depreciation:	102508
Depreciated Total:	448609

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

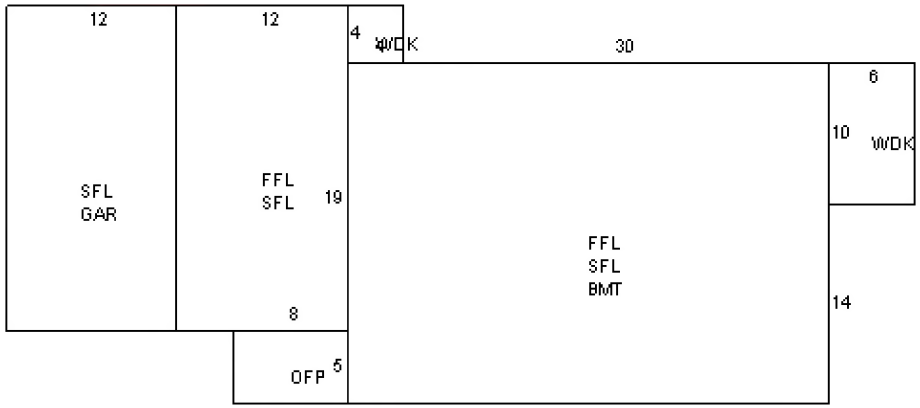
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,368	134.590	184,119
FFL	First Floor	1,092	134.590	146,972
BMT	Basement	816	64.600	52,716
GAR	Garage	276	24.060	6,639
WDK	Deck	76	16.000	1,216
OFP	Open Porch	40	44.000	1,760

	Net Sketched Area:	3,668		Total:	393,422
Size Ad	2460	Gross Are	3668	FinArea	3113

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	80	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.05
Special Features:	0	Val/Su Net:	122.30
Final Total:	448600	Val/Su SzAd	182.36

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0046.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	